



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

June 10, 1986

Mr. Martin A. Pokrywka
Mrs. Deborah A. Pokrywka
6817 Bessemer Avenue
Baltimore, Maryland 21222

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR ZONING VARIANCE
SE/S Bessemer Ave., 255' SW of the c/l
of Delvale Ave. (6817 Bessemer Ave.)
12th Election District
Martin A. Pokrywka, et ux - Petitioners
Case No. 86-512-A

Dear Mr. and Mrs. Pokrywka:

This is to advise you that \$70.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021742

DATE 6/17/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED 6/17/86
AMOUNT \$ 70.55

RECEIVED FROM Martin A. Pokrywka
FOR Advertising & Posting re Case #86-512-A

8 8522*****705514 6173

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 28, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:alm

Norman E. Gerber, AICP
Director

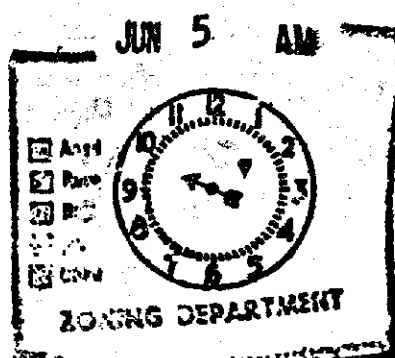
June 2, 1986

MARTIN A. POKRYWKA, et ux

I am protesting against case number 86512A, to build a carport along side of my property because their driveway is about six inches above the property line and with no drain off will cause flooding in my basement. Their house is also built up higher and longer and with the carport it will all block the air and sunlight along my bedroom windows. It will block the sun from my grass and shrubbery.

Mr. & Mrs. Alexander
6819 Bessemer Ave.
Dundalk, Md.
21222

Charm M. Stanton
Alexandra Stanton



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 29, 1986.

THE JEFFERSONIAN,

18 Kentish

Publisher

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.O. #76973 - Reg. #L89466 - 77 lines @ \$30.80. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one EXPENSIVE weeks before the 30th day of May 1986; that is to say, the same was inserted in the issues of May 29, 1986

Kimbel Publication, Inc.
per Publisher.

By K.E. O'Brien

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 5/16/86

Posted for: Martin A. Pokrywka, et ux

Location of property: 255' SW of Delvale Ave. 6817 Bessemer Ave.

Location of Sign: 255' SW of Delvale Ave. 6817 Bessemer Ave.

Remarks: 1

Posted by: [Signature] Date of return: 5/25/86

Number of Signs: 1

Mr. Martin A. Pokrywka
Mrs. Deborah A. Pokrywka
6817 Bessemer Avenue
Baltimore, Maryland 21222

May 16, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Bessemer Ave., 255' SW of the c/l
of Delvale Ave. (6817 Bessemer Ave.)
12th Election District
Martin A. Pokrywka, et ux - Petitioners
Case No. 86-512-A

TIME: 9:45 a.m.

DATE: Tuesday, June 17, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 019921

DATE 6/16/86 ACCOUNT 01-615-000

RECEIVED FROM Martin A. Pokrywka

FOR Variance # 389

8 0150*****389013 4173

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Martin A. Pokrywka
6817 Bessemer Avenue
Baltimore, Md. 21222

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

RE: Item No. 389 - Case No. 86-512-A
Petitioner - Martin A. Pokrywka, et ux
Variance Petition

Dear Mr. & Mrs. Pokrywka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
CHAIRMAN
Zoning Plans Advisory Committee

JED:hsc
Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MAY 21, 1986

RE: Zoning Advisory Meeting of April 29, 1986
Item # 389 MARTIN A. POKRYWKA, et ux
Location: SE/S BESSEMER AVE. 255' SW OF
DELVALE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ The parking calculations must be shown on the plan.
- ☒ Development on these soils, which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board on [blank].
- ☒ The property is located in a deficient service area as defined by Sili 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
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cc: James H. Howell

Edwina A. Dyer
Chair, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Martin A. Pokrywka, et ux

Location: SE/S Bessemer Ave., 255' SW of centerline of Delvale Ave.

Item No.: 389 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- ☒ 6. Site plans are approved, as drawn.

- ☒ 7. The Fire Prevention Bureau has no comment on this time.

REVIEWER: [Signature]
Planning and Zoning
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 389 Zoning Advisory Committee Meeting are as follows:

Property Owner: Martin A. Pokrywka, et ux
Location: SE/S Bessemer Avenue, 255 feet SW of c/l of Delvale Avenue
District: 12th.

APPLICABLE TYPES ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.9 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See attached copy of Code Memo #1 on porches - follow same procedures - Use Class "C" or better roofing.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204.

Martin A. Pokrywka
By: C. E. Burman, Chief
Building Plans Review

1/22/86

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

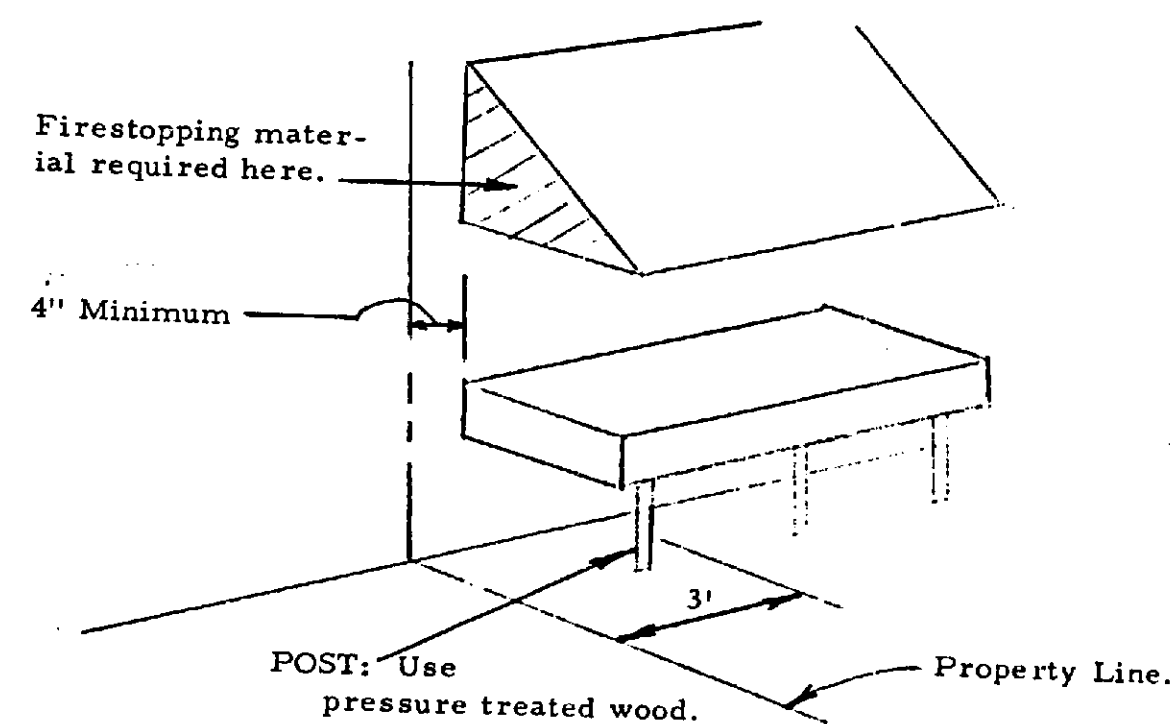
Effective 4-22-85

SUBJECT:

A. Rear Porches

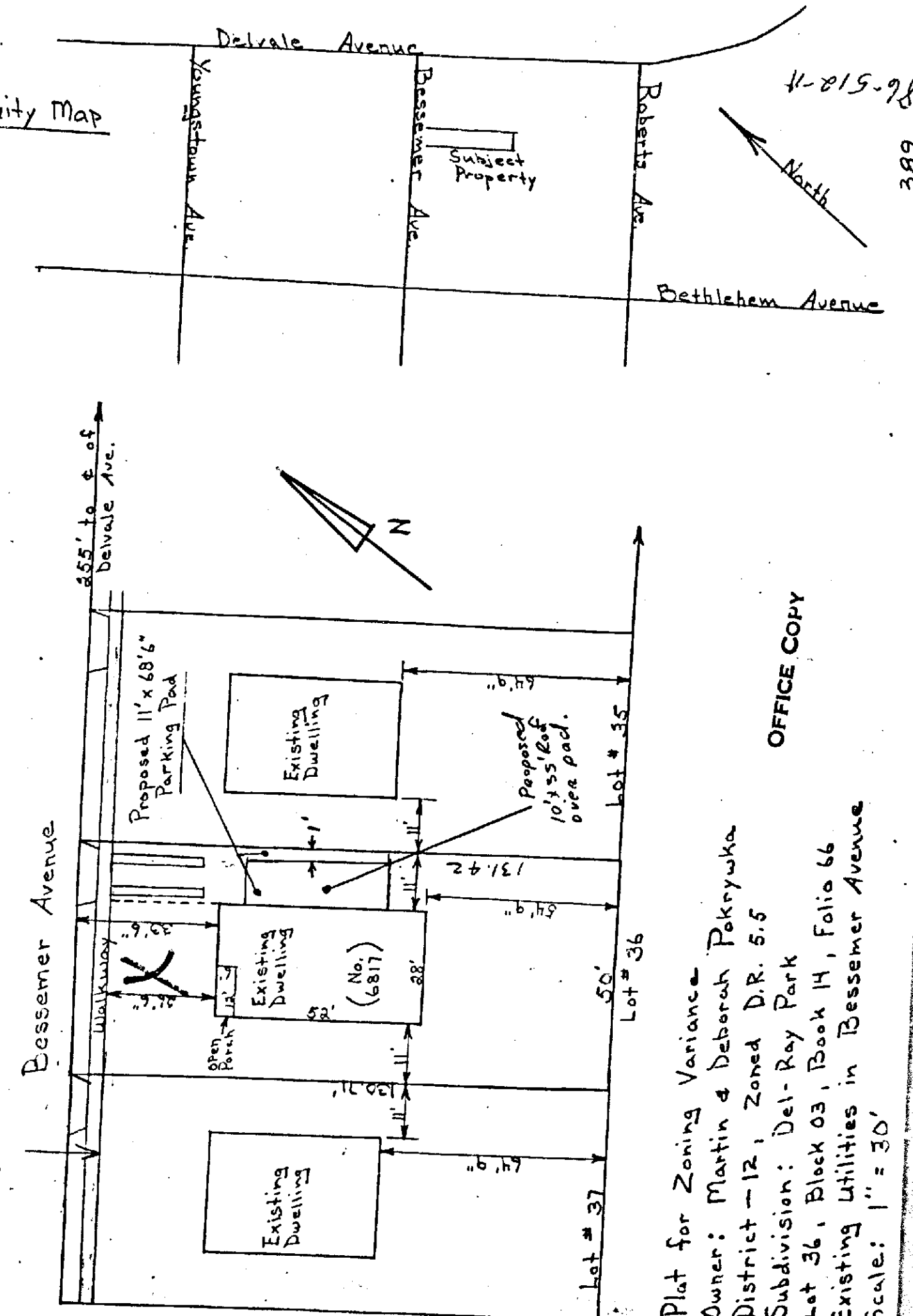
Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

Vicinity Map



Plat for Zoning Variance
Owner: Martin A. Pokrywka
District - 12, Zoned D.R. 5.5
Subdivision: Del-Rey Park
Lot 36, Block 03, Book 14, Folio 66
Existing Utilities in Bessemer Avenue
Scale: 1" = 30'



389
86-512-A

MAP SE-2E
4A
E.D. 12
DATE 3-3-87
200
1000
DP

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 (301.11) to permit a side setback of 1 ft. for an open carport in lieu of the required 7.5 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- To install a concrete parking pad along the side of my house to the building line. (11 feet)
- To install a covering or roof over the parking pad projecting 10 feet out, leaving 1 foot to the building line

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

6817 Bessemer Ave. 282-7891
Address Phone No.

Baltimore, MD 21222
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name
Address Phone No.

Attorney's Telephone No.:
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of May 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June 1986, at 9:45 o'clock

Cell John
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 30, 1986

Mr. & Mrs. Martin A. Pokrywka
6817 Bessemer Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
SE/S Bessemer Avenue, 225' SW
of the c/l of Delvale Avenue
12th Election District
Case No. 86-512-A

Dear Mr. & Mrs. Pokrywka:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. & Mrs. Alexander Stanton
6819 Bessemer Avenue
Baltimore, Maryland 21222

People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

July 10, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Martin A. Pokrywka
6817 Bessemer Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
SE/S Bessemer Avenue,
225' SW of the c/l of
Delvale Avenue
12th Election District
Case No. 86-512-A

Dear Mr. & Mrs. Pokrywka:

Please be advised that the above referenced Petition for Variance has been AMENDED this date to correct the date the subject Order was passed from June 30, 1985 to June 30, 1986.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: Mr. & Mrs. Alexander Stanton
6819 Bessemer Avenue
Baltimore, Maryland 21222

People's Counsel

IN RE: PETITION FOR ZONING VARIANCE
SE/S Bessemer Avenue, 225' SW
of the c/l of Delvale Avenue
(6817 Bessemer Avenue)
Martin A. Pokrywka, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-512-A

The Petitioners herein request a zoning variance to permit a side yard setback of 1 foot in lieu of the required 7.5 feet in order to allow for the installation of an open carport.

Testimony by the Petitioners indicated they are in the process of installing an 11' x 68'6" cement driveway and parking pad extending from the sidewalk to a concrete patio which wraps around the eastern corner of the dwelling. The driveway/parking pad will have a basic taper towards the street. The Petitioners propose to cover a portion of the parking pad with a 10' x 35' roof with a height of approximately 9' where attached to the house and 7' at the edge closest to the property line. This roofed area, which will be open on all sides and supported by posts only, will be located 1' from the property line and used as a carport and covered play area for young children. The Petitioners testified that the adjacent neighbor's property is higher than their own except near the rear of the pad. Gutters and a retaining wall will take water runoff to the street.

The adjacent neighbors protested that the paved driveway is 4 to 5 inches higher than their property and that water runoff will be an extensive problem. A retaining wall, a minimum of 2 bricks high, would satisfy runoff. The Petitioners' existing house, to which a number of additions have been made, already blocks air and view from the Protestants' home. The proposed carport would further reduce the Protestants' comfort and enjoyment of their home and would indeed be intolerable.

ZONING DESCRIPTION

Beginning on the East side of Bessemer Avenue 50 feet wide, at the distance of 255 feet southwest of the centerline of Delvale Avenue. Being Lot 36, Block 03, in the subdivision of Del-Ray Park. Book No. 14 Folio 66. Also known as 6817 Bessemer Avenue in the 12th Election District. Containing 6550 S.F.

PETITION FOR ZONING VARIANCE

12th Election District

Case No. 86-512-A

LOCATION: Southeast Side of Bessemer Avenue, 255 feet Southwest of the Centerline of Delvale Avenue (6817 Bessemer Avenue)

DATE AND TIME: Tuesday, June 17, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 1 foot for an open carport in lieu of the required 7.5 feet

Being the property of Martin A. Pokrywka, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

All parties to the hearing stipulated that the Deputy Zoning Commissioner could visit the site and the general neighborhood.

After due consideration of the testimony and evidence presented, as well as a field inspection of the property, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 30th day of June, 1986, that the herein request for a zoning variance to permit a side yard setback of 1 foot in lieu of the required 7.5 feet to allow for the installation of an open carport in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject to the following restrictions:

- A retaining wall, a minimum of 2 bricks high, shall be installed along the property line wherever paving comes closer than 2 feet to the property line.
- All water runoff shall be so directed that it is retained on site or channeled into the street.
- The carport shall be no more than 9 feet high where it is attached to the dwelling and no more than 7 feet high along the edge closest to the property line.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCE
SE/S of Bessemer Ave.,
255' SW of the c/l of
Delvale Ave. (6817
Bessemer Ave.)
12th District

MARTIN A. POKRYWKA, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-512-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Martin A. Pokrywka, 6817 Bessemer Ave., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

June 10, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Martin A. Pokrywka
Mrs. Deborah A. Pokrywka
6817 Bessemer Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
SE/S Bessemer Ave., 255' SW of the c/l
of Delvale Ave. (6817 Bessemer Ave.)
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Martin A. Pokrywka, et ux - Petitioners
Case No. 86-512-A

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Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 021742

DATE 6/17/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED 6/17/86
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RECEIVED FROM Martin A. Pokrywka
FOR Advertising & Posting re Case #86-512-A

8 8522*****705514 6173

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 28, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-510-A, 86-511-A, 86-512-A and 86-513-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:alm

Norman E. Gerber, AICP
Director

June 2, 1986

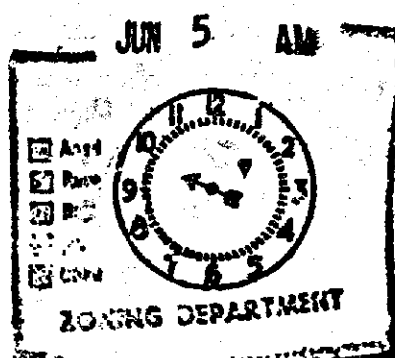
MARTIN A. POKRYWKA, et ux

Zoning Commissioner

I am protesting against case number 86512A, to build a carport along side of my property because their driveway is about six inches above the property line and with no drain off will cause flooding in my basement. Their house is also built up higher and longer and with the carport it will all block the air and sunlight along my bedroom windows. It will block the sun from my grass and shrubbery.

Mr. & Mrs. Alexander
6819 Bessemer Ave.
Dundalk, Md.
21222

Charm M. Stanton
Alexandra Stanton



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 29, 1986.

THE JEFFERSONIAN,

18 Kentish

Publisher

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 May 29, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - P.O. #76973 - Reg. #L89466 - 77 lines @ \$30.80. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 30th day of May 1986; that is to say, the same was inserted in the issues of May 29, 1986

Kimbel Publication, Inc.
per Publisher.

By K.E. O'Brien

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 21, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Martin A. Pokrywka
6817 Bessemer Avenue
Baltimore, Md. 21222

Dear Mr. & Mrs. Pokrywka:

RE: Item No. 389 - Case No. 86-512-A
Petitioner - Martin A. Pokrywka, et ux
Variance Petition

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:hsc
Enclosures

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 5/16/86

Posted for: Martin A. Pokrywka, et ux

Location of property: 255' SW of Delvale Ave. 6817 Bessemer Ave.

Location of Sign: 255' SW of Delvale Ave. 6817 Bessemer Ave.

Remarks: 1

Posted by: [Signature] Date of return: 5/25/86

Number of Signs: 1

86-512-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of May, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner Martin A. Pokrywka, et ux Received by: James E. Dyer
Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

MAY 21, 1986

RE: Zoning Advisory Meeting of April 29, 1986
Item # 389 MARTIN A. POKRYWKA, et ux
Location: SE/S BESSEMER AVE. 255' SW OF
DELVALE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The proposed Development Plan was approved by the Planning Board.
- ☒ The property is located in a deficient service area as defined by Sili 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued.
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cc: James H. Howell

James A. Dyer
Chair, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Martin A. Pokrywka, et ux
Location: SE/S Bessemer Ave., 255' SW of centerline of Delvale Ave.
Item No.: 389 Zoning Agenda: Meeting of April 29, 1986

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☒ 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☒ 2. A second means of vehicle access is required for the site.
- ☒ 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- ☒ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

☒ 6. Site plans are approved, as drawn.

☒ 7. The Fire Prevention Bureau has no comment on this time.

REVIEWER: [Signature] Noted and Approved:
Planning Dept. Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

May 19, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 389 Zoning Advisory Committee Meeting are as follows:

Property Owner: Martin A. Pokrywka, et ux
Location: SE/S Bessemer Avenue, 255 feet SW of c/l of Delvale Avenue
District: 12th.

APPLICABLE TYPES ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #17-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except R-4, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216.9 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: See attached copy of Code Memo #1 on porches - follow same procedures - Use Class "C" or better roofing.
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21204.

Martin A. Pokrywka
By: C. E. Burman, Chief
Building Plans Review

1/22/86

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

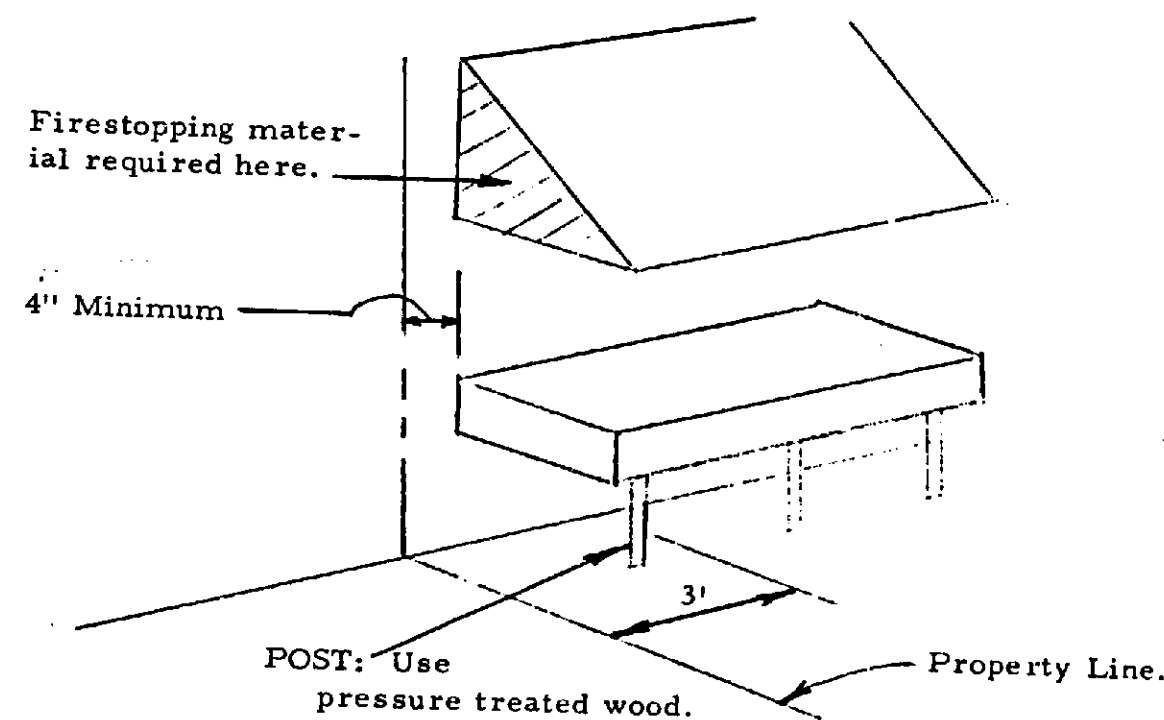
Effective 4-22-85

SUBJECT:

A. Rear Porches

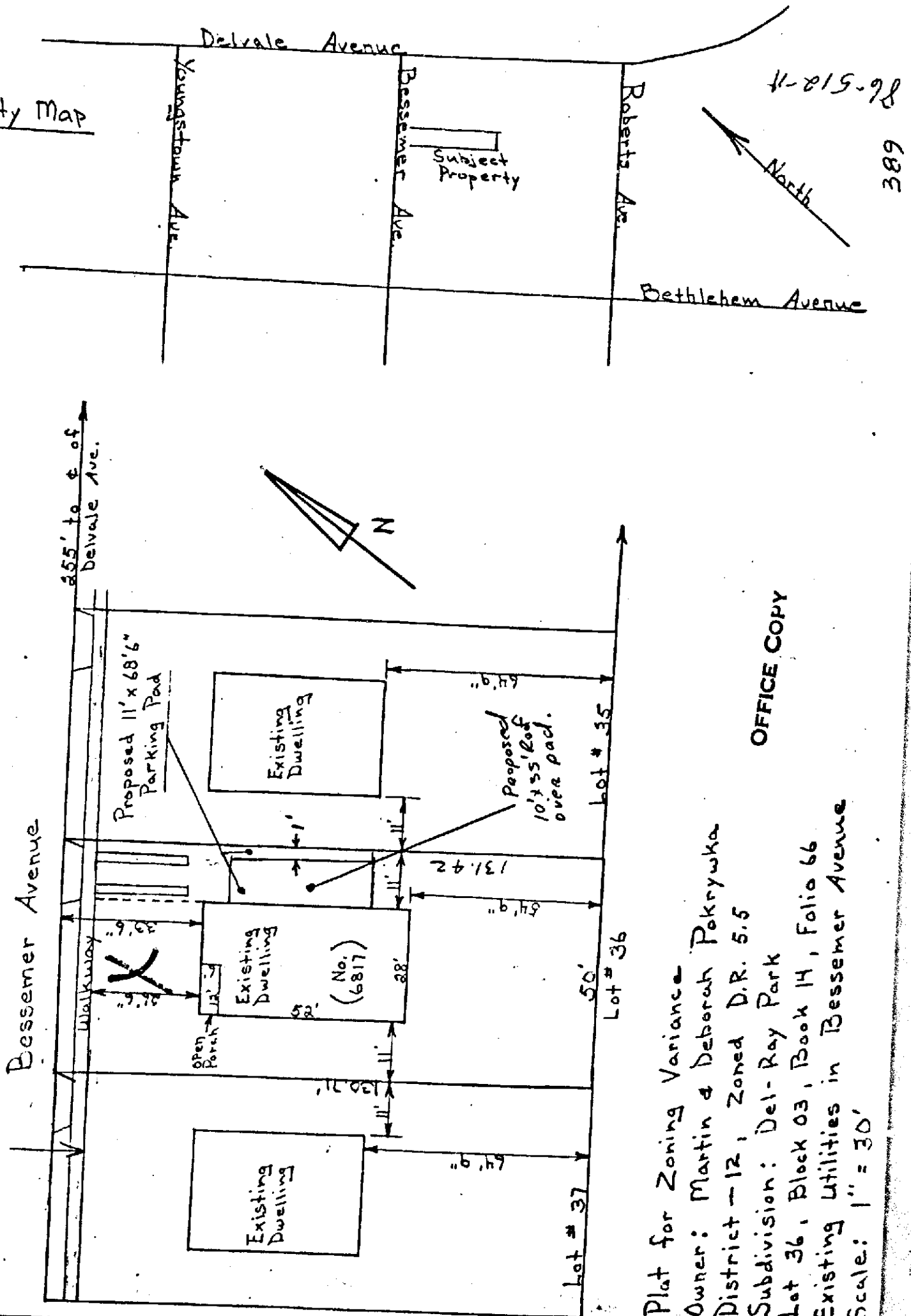
Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

Vicinity Map



Plat for Zoning Variance
Owner: Martin & Deborah Pokrywka
District - 12, Zoned D.R. 5.5
Subdivision: Del-Rey Park
Lot 36, Block 03, Book 14, Folio 66
Existing Utilities in Bessemer Avenue
Scale: 1" = 30'

